



**SOLD**

## RURAL PROPERTY WITH INDUSTRIAL SHEDDING.

Located on the outskirts of Mount Gambier, you will find this versatile rural property. The options and ideas of what you could create are up to your imagination or needs. Opportunity to run a business, create a lifestyle, or keep as its current use, as horse breaking and racing training facility.

Positioned perfectly in the hugely popular Yahl district, this 9.43 Hectare or just over 23-acre property has the benefits of bitumen road frontage and land sandy loam soil, perfect for horses. A solid comfortable 3-bedroom home including upgraded kitchen, formal lounge, and dining, walk in pantry, slow combustion heating, family / games room, 22,500 litre rainwater and double garage.

For several years this property has been used as horse training facility. The large horticulture shed has been transformed into 14 stables, washdown bays, tack room and implement shed for floats, trucks, and equipment. Measuring 36m x 30m, this high clearance shed could be used for several business ideas.

Depending on the buyer, there is an opportunity that most of the horse-training equipment can stay if needed.

There are 4 spelling paddocks, 10-day paddocks with shelters, 750 metre sand track and 2 paddocks inside the track. Domestic water bore supplies automatic water to paddocks, house, and house yard.

Plenty of undercover shedding with a 5 Bay garaging measuring 8m x 7.5m currently used as a hay shed and implement shed. There is also numerous smaller sheds and a disused dairy. A separate office and lounge area is away from the main house with shower toilet, and kitchen facilities.

There are several optional extras such as the 14 steel stables, starting barriers, rubber matting grain silo and horse walking machine.

The new owner could use this property as a horse agistment facility, as is already perfectly set up.

The versatile shedding makes this perfect for a business needing shedding (trucking company SCA)

Yahl primary school is just down the road, pine tree plantation at the rear of the property and a few km to Mount gambier Racecourse.

This property is great value to the serious buyer.

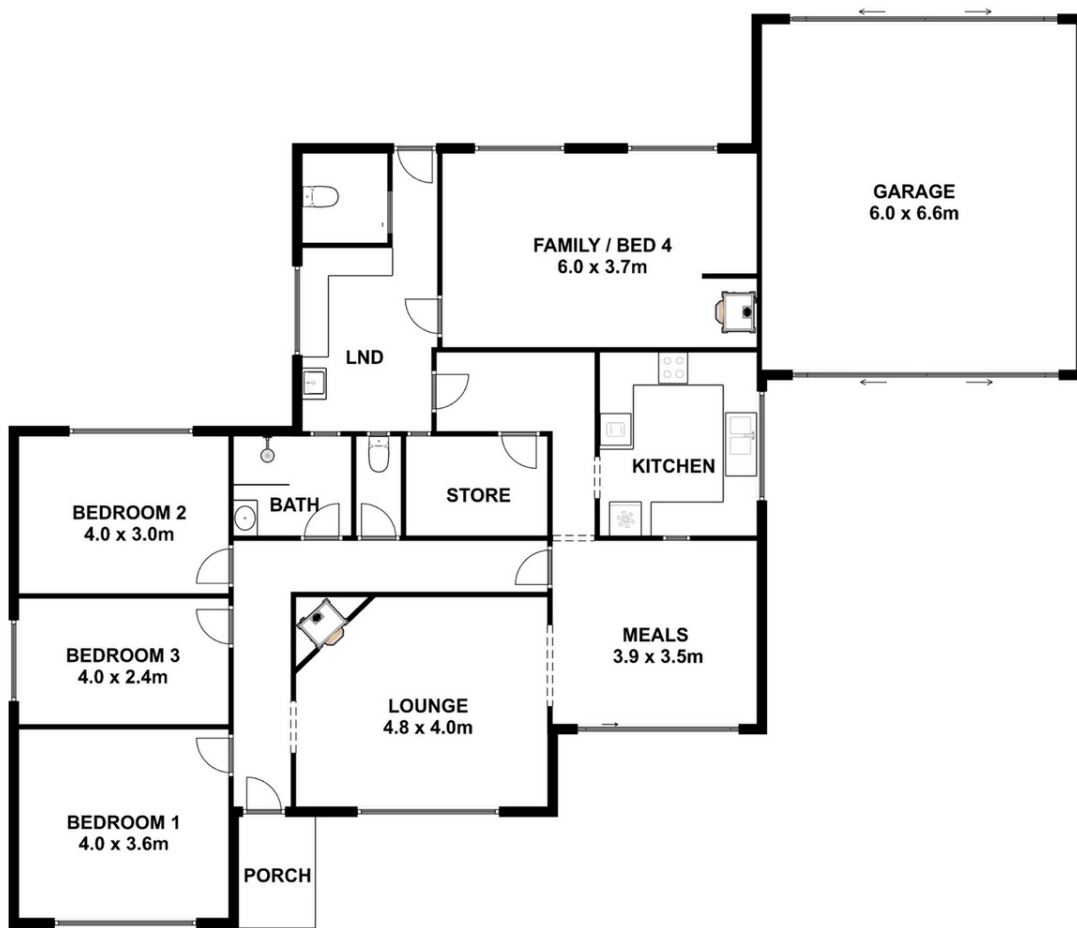
**3 BED | 1 BATH | 50 CAR**

**PRICE:**  
\$800,000

**OPEN FOR INSPECTION:**  
N/A



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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.